

Stonewood, Challows Lane, Biddestone, Chippenham, Wiltshire, SN14 7DT

Individually designed and built detached house
Sought-after Cotswolds village
3 double bedrooms, 2 bathrooms
Impressive kitchen/dining/family room
Further reception room
South-facing garden with garden studio
Ample private parking
Views over fields
Walking distance to village pub
No onward chain



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Price Guide: £800,000

Approximately 1,323 sq.ft excluding attic
and outbuilding

‘Set within this highly sought-after picturesque Cotswold village, an individually designed and stone built detached house’

The Property

Built around 7 years ago of natural stone, Stonewood is an individually designed and stand-alone detached house situated within the highly sought-after south Cotswolds village of Biddestone overlooking fields. The property boasts excellent proportions whilst other notable features include an oak-framed family room, underfloor heating throughout the majority of the ground floor and a south-facing garden. There is a 10-year build warranty on the property.

The accommodation extends to around 1,323 sq.ft. arranged over two floors. The central entrance hall offers built-in storage and an adjoining utility/WC. At the heart of the home there is a large open plan kitchen/dining/family room. The kitchen is well-equipped with integrated appliances including a dishwasher, hob, double oven and microwave. The stunning family room features the impressive oak-framed vaulted ceiling and floor to ceiling height double doors opening to the sunny garden. There is an

additional cosy reception room to the side. On the first floor there are three double bedrooms. The main bathroom is fitted with a shower over the bath whilst the principal bedroom has the benefit of a private en-suite shower room. From the spacious landing there is access to the loft via a drop-down ladder. The loft has been partially converted into two attic rooms with lighting and heating providing fantastic storage or even a hobby room. There is scope for a full conversion (subject to necessary regulations).

To the front of Stonewood there is plenty of private off-street parking over a block-paved driveway. The rear garden is south-facing and fully enclosed by timber fencing with side access. The garden has been landscaped with a patio terrace covered by a timber shelter allowing the terrace to be used in all weather. Steps lead up to a raised lawn where there is a timber constructed studio complete with power, lighting and an adjoining storeroom.



Situation

The charming and peaceful village of Biddestone is one of the most popular South Cotswolds villages. Set within an Area of Outstanding Natural Beauty, the unspoilt village is made up with attractive Cotswold Stone houses and cottages centred around the broad village green which has a quintessential duck pond. Village amenities include the White Horse pub, a church and active village hall. There are various sport clubs within the village including tennis, football and cricket. The nearby towns of Corsham, Chippenham and Bath provide very good local shopping and schooling. Both Bristol and Malmesbury are also close by. The village is very well located for communications; it is only about 5 miles from Junction 17 of the M4 motorway providing access to London, Reading, Bristol and the M5 to the south-west and Gloucester. There is a regular high-speed train service to London Paddington from Chippenham station and further lines to the centre of Bath in just 12 mins and to Bristol Temple Meads in approximately 25 mins.

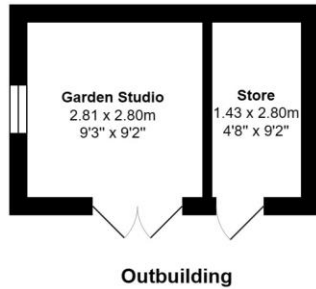
Tenure and Services

We understand the property is Freehold with gas-fired central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a Conservation Area. Ultrafast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band E.

Directions

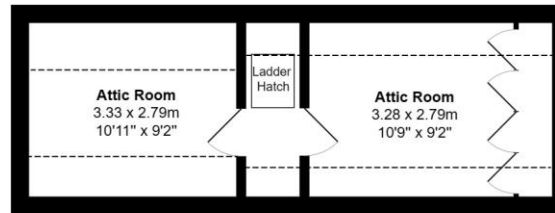
Enter the village from the Chippenham direction and proceed through The Green. As the road bends to the right, take the left hand turn into Church Road. Pass the church and bear right onto Challows Lane. Locate the property after a short distance on the left hand side. Postcode SN14 7DT. What3words: ///unionists.test.shaver



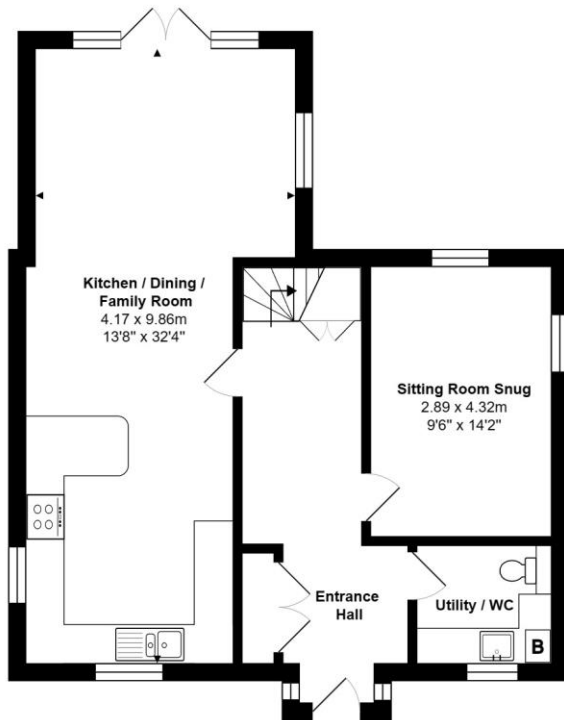


Total Area: 158.7 m² ... 1708 ft²
Main House Area: 122.9 m.sq ... 1323 sq.ft (excluding attic and outbuilding)

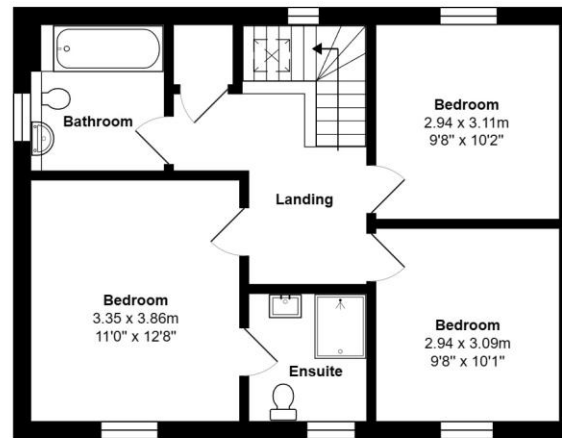
All measurements are approximate and for display purposes only



Second Floor



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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